

VICINITY MAP
N.T.S.

OWNER/DEVELOPER: CRESCENT COMMUNITIES, LLC
8400 S. FIDDLERS GREEN CIRCLE #1600
GREENWOOD VILLAGE, CO 80111
PH: (303) 770-8300
CONTACT: BEAU TERHAAR

CIVIL ENGINEER: STANTEC
8211 SOUTH 48TH STREET
PHOENIX, ARIZONA 85044
PH: (602) 438-2200
CONTACT: KELLY BELL, P.E.

SURVEYOR: SURVEY INNOVATION GROUP, INC.
7301 EAST EVANS ROAD
SCOTTSDALE, AZ 85260
PH: (480) 922-0780
CONTACT: JASON SEGNERI, R.L.S.

BENCHMARK: A MARICOPA COUNTY FLUSH ALUMINUM CAP AT THE INTERSECTION OF 1ST STREET EXTENDED AND UNION PACIFIC RAILROAD TRACKS BEING THE EAST QUARTER CORNER OF SECTION 16, T.1N, R.3E (CITY OF TEMPE #140) ELEVATION=1162.30 (NGVD'29)

BASIS OF BEARING: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, T.1N., R.4E., BEARS NORTH 00 DEGREES 50 MINUTES 05 SECONDS WEST.

NET SITE AREA: 158,267 S.F. OR 3.633 ACRES REFERENCE ALTA SURVEY PREPARED BY SURVEY INNOVATION GROUP, INC. JOB NO. 2015-083

QUANTITY ESTIMATE

WATER SERVICES	2	EA
FIRE HYDRANT	1	EA
DRIVEWAY OR ALLEY ENTRANCE	3	EA
CONCRETE CURB, CURB AND GUTTER	630	LF
SIDEWALK OR BIKE PATH	765	LF
VALLEY GUTTER AND APRON	310	LF
PAVING	485	SY
STORM DRAIN PIPING	590	LF
114" I.D. STORAGE PIPING	383	LF
DRYWELLS	5	EA
CATCH BASINS	8	EA
MANHOLES	4	EA
SEWER LINES-TESTING-INSPECTION	56	LF
SEWER SERVICES-TESTING-INSPECTION	2	EA
MANHOLE/CLEANOUT-TESTING-INSPECTION	4	EA
UNDERGROUND FIRE SPRINKLER LINE	15	LF
ENERGIZATION (OVERHEAD)	1	EA
ENERGIZATION (UNDERGROUND)	1	EA
STREET LIGHT POLE INSPECTION	4	EA

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CUT	120 CY
FILL	15,380 CY
NET	15,260 CY

*NOTE: ALL QUANTITIES ARE ESTIMATES ONLY AND ARE NOT FOR BIDDING PURPOSES
** EARTHWORK CALCULATED WITHOUT STRUCTURAL GARAGE CUT

RETENTION CALCULATIONS

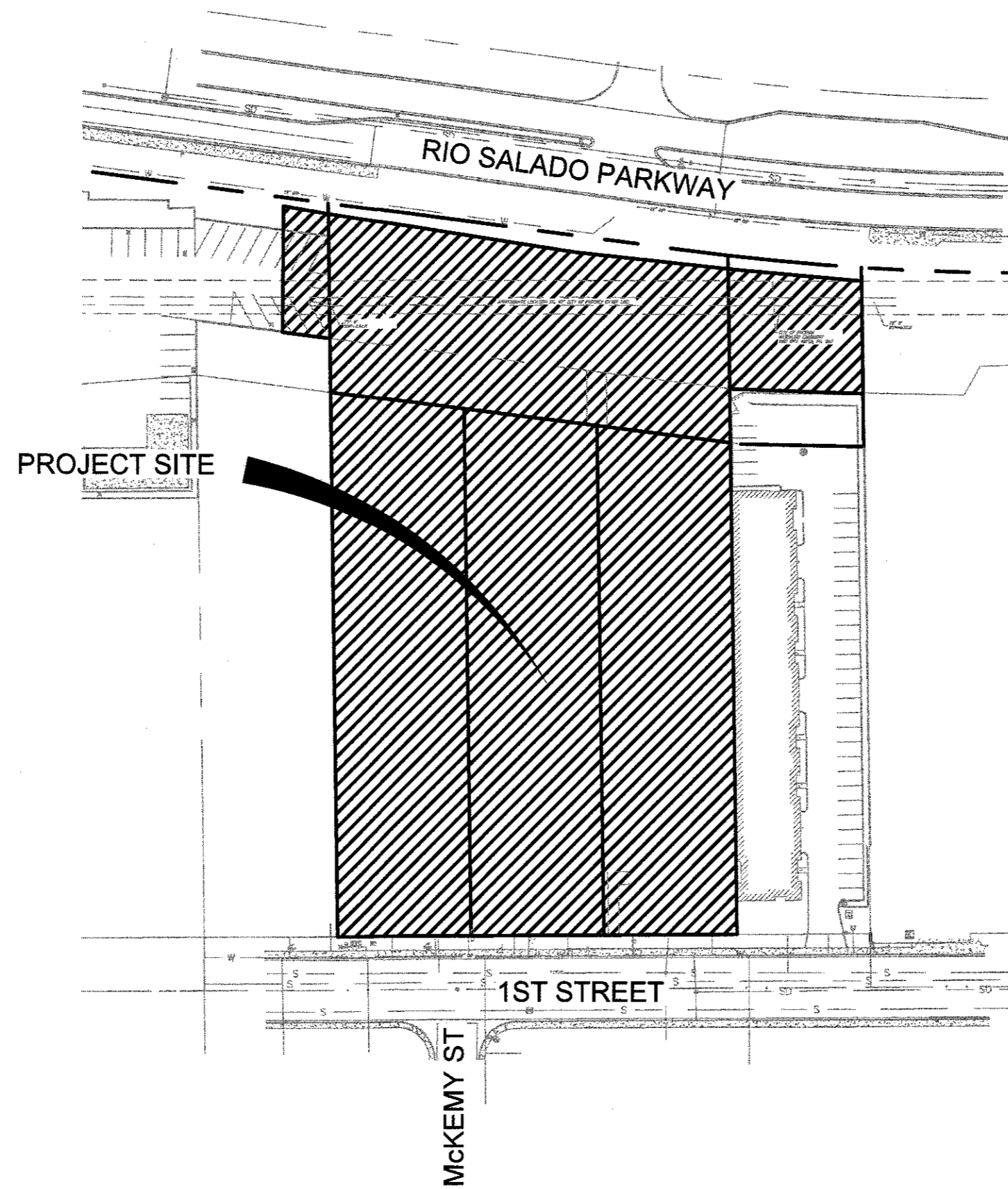
ON-SITE RETENTION
V=D*A*C
TOTAL PROJECT AREA (A) = 3.63 AC. (158,334 sf)
RAINFALL DEPTH (D) = 2.2 INCHES (0.183 FT)
PROPOSED C-VALUE = 0.95
Vr=27,567 cf
Vp=27,568 cf

OFF-SITE RETENTION
V=D*A*C
TOTAL PROJECT AREA (A) = 2.46 AC. (106,980 sf)
RAINFALL DEPTH (D) = 2.2 INCHES (0.20 FT)
PROPOSED C-VALUE = 0.85
(82,750@0.95, 12,360@0.50, 11,870@0.50)

Vr=16,633 cf
Vp=16,940 cf

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

IMPROVEMENT PLANS FOR CRESCENT RIO IN THE CITY OF TEMPE MARICOPA COUNTY, ARIZONA MAY 2017



UTILITY COMPANY SUBMITTALS

THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN APPROVED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES AND CONNECTIONS AGREE WITH INFORMATION CONTAINED IN THE UTILITY COMPANY'S RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

THE CITY OF PHOENIX HAS ALSO REVIEWED FOR UTILITY CONFLICTS WITH THEIR EXISTING 72" WATER LINE WHICH TRAVERSES THIS SITE SOUTH OF RIO SALADO PARKWAY, THROUGH THIS SITE'S PARKING AREAS.

UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	PHONE	DATE SENT
ARIZONA PUBLIC SERVICE	YVETTE SANTISTEVAN	602.493.4442	5/8/17
CENTURYLINK	STACEY ALFIER	602.630.3554	5/8/17
SOUTHWEST GAS CO.	TODD CZAPLEWSKI	602.385.4028	5/8/17
COX CABLE T.V.	YVONNE HITCHCOCK-DOZER	623.328.3217	5/8/17
CITY OF PHOENIX WATER (72")	DANIEL DAVISON	602.495.5938	2/27/17

LEGAL DESCRIPTION

LOTS 13E AND 14E, STATE PLAT 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 69 OF MAPS, PAGE 38.

EXCEPT ONE-SIXTEENTH OF ALL GAS, OIL, METAL AND MINERAL RIGHTS RESERVED IN PATENT BY THE STATE OF ARIZONA.

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA WHICH LIES BETWEEN THE NORTHERLY PROPERTY LINES OF LOTS 13E AND 14E OF STATE PLAT NO. 12 AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 69 OF MAPS, PAGE 38, AND SOUTHERLY OF THE EXISTING RIGHT OF WAY OF RIO SALADO PARKWAY AND WHICH ALSO LIES BETWEEN THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID LOT 13E AND THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 14E OF SAID STATE PLAT NO. 12 AMENDED.

EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 16, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 16 BEARS NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, A DISTANCE OF 2674.61 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 505.32 FEET;

THENCE NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST, DEPARTING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 40.00 FEET TO THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND THE SOUTHWEST CORNER OF LOT 15E OF STATE PLAT NO. 12 AMENDED RECORDED IN BOOK 69 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 41 MINUTES 33 SECONDS EAST, ON THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND THE SOUTHERLY LINE OF LOT 15E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 100.11 FEET TO THE SOUTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

THENCE NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, DEPARTING THE NORTHERLY RIGHT OF WAY OF 1ST STREET AND ON THE WESTERLY LINE OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 406.48 FEET TO THE NORTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED;

THENCE CONTINUING NORTH 00 DEGREES 49 MINUTES 31 SECONDS WEST, ON THE NORTHERLY EXTENSION OF WESTERLY LINE OF LOT 14E, A DISTANCE OF 141.14 FEET TO THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AS DESCRIBED IN DOCUMENT NO. 89-023844, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 82 DEGREES 31 MINUTES 54 SECONDS EAST, ON THE SOUTHERLY RIGHT OF WAY OF SAID RIO SALADO PARKWAY, A DISTANCE OF 286.34 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 07 DEGREES 40 MINUTES 40 SECONDS EAST, A RADIAL DISTANCE OF 1,974.86 FEET;

THENCE EASTERLY ON THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 04 MINUTES 24 SECONDS, A DISTANCE OF 36.99 FEET TO THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED;

THENCE SOUTH 00 DEGREES 50 MINUTES 29 SECONDS EAST, DEPARTING THE SOUTHERLY RIGHT OF WAY OF RIO SALADO PARKWAY AND ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED, A DISTANCE OF 139.97 FEET TO THE NORTHEAST CORNER OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED;

THENCE CONTINUING SOUTH 00 DEGREES 50 MINUTES 29 SECONDS EAST, ON THE EASTERLY LINE OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED A DISTANCE OF 366.83 FEET TO THE SOUTHEAST CORNER OF LOT 13E OF SAID STATE PLAT NO. 12 AMENDED AND THE NORTHERLY RIGHT OF WAY OF 1ST STREET;

THENCE SOUTH 89 DEGREES 41 MINUTES 33 SECONDS WEST, ON THE SOUTHERLY LINE OF SAID STATE PLAT NO. 12 AMENDED AND THE NORTHERLY RIGHT OF WAY OF 1ST STREET, A DISTANCE OF 300.34 FEET TO THE SOUTHWEST CORNER OF LOT 14E OF SAID STATE PLAT NO. 12 AMENDED AND THE TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CITY OF TEMPE ONSITE DRAINAGE PLAN NOTES

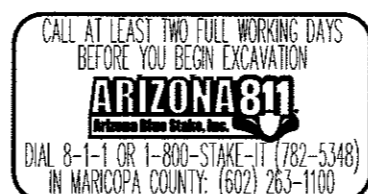
- A PUBLIC WORKS PERMIT ISSUED BY THE ENGINEERING DIVISION SHALL BE REQUIRED FOR THE ONSITE DRAINAGE OF THE PROJECT.
- DRYWELLS MUST BE REGISTERED WITH ARIZONA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY. AN AQUIFER PROTECTION PERMIT (APP) MAY ALSO BE REQUIRED.
- PRIOR TO ACCEPTANCE THE OWNER/DEVELOPERS SHALL FURNISH THE FOLLOWING:
 - DRILLING LOG AND CERTIFICATION OF COMPLIANCE FOR ALL DRYWELLS.
 - A 3 MIL DOUBLE MATTE, BLACK AND WHITE REPRODUCIBLE MYLAR COPY OF THE APPROVED PLANS WITH THIS CERTIFICATION SIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
- "THIS IS TO CERTIFY THAT AN ACTUAL FIELD SURVEY WAS MADE UNDER MY SUPERVISION OF THE SUBJECT SITE AND THAT FINISH FLOOR AND RETENTION ELEVATIONS ARE THE TRUE 'AS-BUILT' CONDITIONS, AND THEY MEET OR EXCEED THE ORIGINAL RETENTION REQUIREMENTS AS SHOWN ON THIS APPROVED PLAN.
- UNDERGROUND STORM WATER STORAGE SYSTEMS WHEN USED AND SPECIFICALLY APPROVED BY THE CITY ENGINEER, OR DESIGNEE, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, INCLUDING THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING AND MAINTENANCE. THE OWNER SHALL BE LIABLE FOR ANY AND ALL CLAIMS RESULTING THEREFROM. THE CITY OF TEMPE, BY ALLOWING THIS SYSTEM, ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, INSPECTION, MONITORING, AND/OR MAINTENANCE OF THE SYSTEM. A DEED RESTRICTION DESCRIBING THE SYSTEM SHALL BE RECORDED. THIS DOCUMENT SHALL STATE THAT THE DEED RESTRICTION CANNOT BE RELINQUISHED OR ABANDONED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF TEMPE.
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF VOLUME III, EROSION CONTROL, OF THE DRAINAGE DESIGN MANUAL ISSUED BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY (2012). THE PERIMETER OF THE PROJECT SITE SHALL HAVE BMPs IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). DESIGNATED WASHDOWN AREAS SHALL BE ONSITE AND FOLLOW THE SPECIFICATIONS OF THE GENERAL HOUSEKEEPING BEST MANAGEMENT PRACTICE GH-4. ONSITE STOCK PILES SHALL HAVE PERIMETER CONTROL BMPs INSTALLED AROUND THE STOCK PILE. OFFSITE STORM DRAIN INLETS SHALL BE PROTECTED BY BMP SP-7 IF UPSTREAM CONSTRUCTION ACTIVITIES MAY RESULT IN STORMWATER DISCHARGES.

CITY OF TEMPE APPROVAL FOR SEWER, WATER, UNDERGROUND FIRE LINE, GRADING AND DRAINAGE ONLY

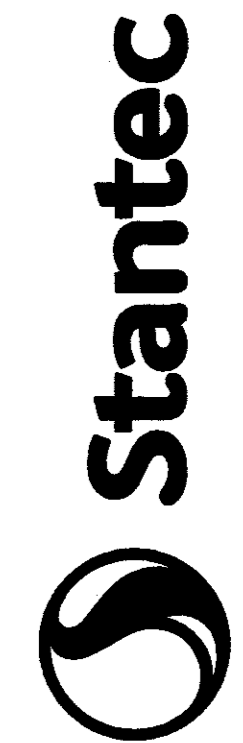
CITY OF TEMPE

DATE

NOTE TO CONTRACTOR:
"ALL UNDERGROUND CABLE, PIPE, AND CONDUITS SHALL BE DETECTABLE (METALLIC) OR HAVE A DETECTABLE UNDERGROUND LOCATION DEVICE INSTALLED WITH IT. THE RECOMMENDED DETECTABLE UNDERGROUND LOCATION DEVICE IS A #18 OR LARGER AT 8" O.C. IT SHALL HAVE 12" OF TRACER WIRE ACCESSIBLE ABOVE GRADE AT ANY ABOVE GRADE TERMINATION".



AS-BUILT INFORMATION IS REQUIRED IN THESE AREAS ON THIS SET OF DRAWINGS		PERMITS REQUIRED FOR THIS SET OF DRAWINGS	
<input type="checkbox"/> SEWER	<input type="checkbox"/> U.G. FIRE LINE	<input checked="" type="checkbox"/> DRAINAGE	
<input type="checkbox"/> WATER	<input type="checkbox"/> CITY IRRIG.	<input checked="" type="checkbox"/> PAVING	
<input type="checkbox"/> WATER-RECLAIMED	<input type="checkbox"/> BIKE PATH	<input checked="" type="checkbox"/> WATER	
<input type="checkbox"/> STORM DRAIN	<input type="checkbox"/> LANDSCAPE	<input checked="" type="checkbox"/> SEWER	
<input type="checkbox"/> DRYWELL	<input type="checkbox"/> SPRINKLER	<input checked="" type="checkbox"/> STREET LIGHTS	
<input type="checkbox"/> PAVING	<input type="checkbox"/> STREET LIGHTS	<input type="checkbox"/> FLOODPLAIN	
<input type="checkbox"/> OFFSITE (C,G,S,W,DW)	<input type="checkbox"/> BUILDINGS	<input checked="" type="checkbox"/> U.G. FIRELINE	
<input type="checkbox"/> GRADING/DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/> OTHER	
AS-BUILT PLANS CHECKED FOR FIELD CHANGES		PARCEL #	
INSPECTOR:	DATE:	PROJECT #	



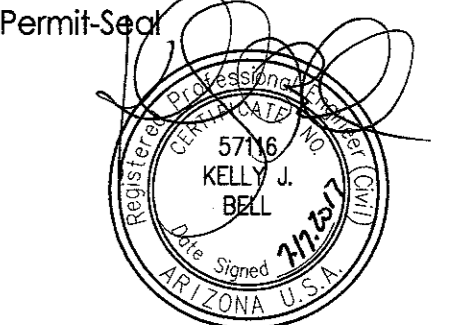
8211 South 48th Street
Phoenix, AZ 85044-5535
www.stantec.com

NOTICE OF EXTENDED CERTIFICATION AND APPROVAL PERIOD PROVISION
THIS CONTRACT ALLOWS THE OWNER TO CERTIFY AND APPROVE BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS WITHIN 20 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR FOR RELEASE OF RETENTION WITHIN 45 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR AND FOR FINAL PAYMENT WITHIN 45 DAYS AFTER THE BILLINGS AND ESTIMATES ARE RECEIVED FROM THE CONTRACTOR.

NOTICE OF EXTENDED PAYMENT PROVISION
THIS CONTRACT ALLOWS THE OWNER TO MAKE PAYMENT WITHIN 20 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR PROGRESS PAYMENTS, WITHIN 45 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR RELEASE OF RETENTION AND WITHIN 45 DAYS AFTER CERTIFICATION AND APPROVAL OF BILLINGS AND ESTIMATES FOR FINAL PAYMENT.

Client/Project
CRESCENT COMMUNITIES
CRESCENT RIO

801 WEST 1ST STREET, TEMPE, AZ
Title
COVER SHEET



Permit/Seal
EXPIRES 03-31-2021
Project Number: 2220-10676
File Name: 100956028cv01.dwg
JOB: JJB, AKP, AKP/JJB, 17.06.09
Dwn: C/ktg, Dign: TY,MM,DD
Drawing No.
Revision Sheet

700 W. 1ST STREET

EN170054

DS160372